

CHAPTER 22.92 - ADELAIDA PLANNING AREA

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22.92.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Adelaida planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.92.020 - Areawide Standards

The following standards apply to all development and new land uses in the Adelaida planning area, where applicable.

- A. **Adelaida Road - Rock walls.** Existing rock walls along Adelaida Road shall be preserved in the design and construction of road improvements.
- B. **Road design and construction.** Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.
- C. **Cayucos Planning Impact Area.** Within the planning impact area shown in Figure 92-1, land divisions, general plan amendments and all other discretionary applications shall be referred to the Cayucos Citizens Advisory Council or its successor for review and comment.

[Added 2004, Ord 3047]

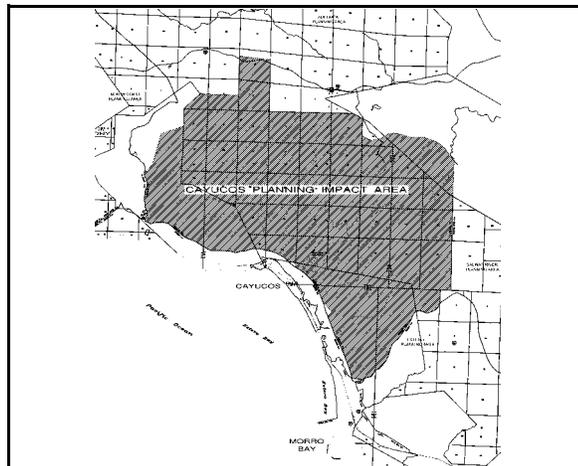


Figure 92-1 - Cayucos Planning Impact Area

22.92.030 - Combining Designations - Geologic Study Area (GSA)

Land use permit applications for hillside development proposals within the Geologic Study Area (GSA) adjacent to the City of Morro Bay, and within the Cayucos urban reserve line, shall include a geologic report.

22.92.040 - Agriculture (AG)

A. Applicability. The standards of this Section apply within the AG land use category to the entire Estero Marine Terminal ownership as shown in Figure 92-2.

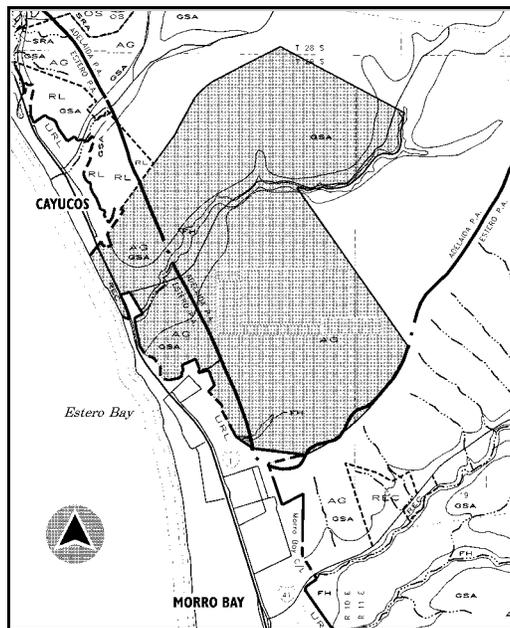


Figure 92-2 - Estero Marine Terminal

1. **Storage Tanks and Related Equipment.** Any necessary storage tanks or related above-ground equipment shall be dismantled in accordance with the required Conditional Use Permit, and any environmentally hazardous conditions corrected.
2. **Abandonment of the Marine Terminal.**
 - a. **Permit Requirement.** A Conditional Use Permit shall be filed within six months from closure of the offshore components of the marine terminal.
 - b. **Application Content.** The Conditional Use Permit application shall include the following:
 - (1) A site characterization study of soil and groundwater contamination.
 - (2) A phasing plan for abandonment indicating the anticipated timetable.

- (3) Plans for proposed decommissioning, site restoration environmental mitigation, and reuse of existing facilities that will facilitate use of the site for uses allowable in the Agriculture category. The plans shall be coordinated with plans for new uses.

3. Subsequent Development. After abandonment of the marine terminal and associated facilities, all subsequent development shall be consistent with the Agriculture land use category.

[Added 2004, Ord 3047]

22.92.050 - Rural Lands (RL)

A. Applicability. The standards of this Section apply within the RL land use category north and northeast of Niderer Road, identified as 1998 Assessor Parcel Numbers 026-341-027, -042, -044, and -045, as shown in Figure 92-3.

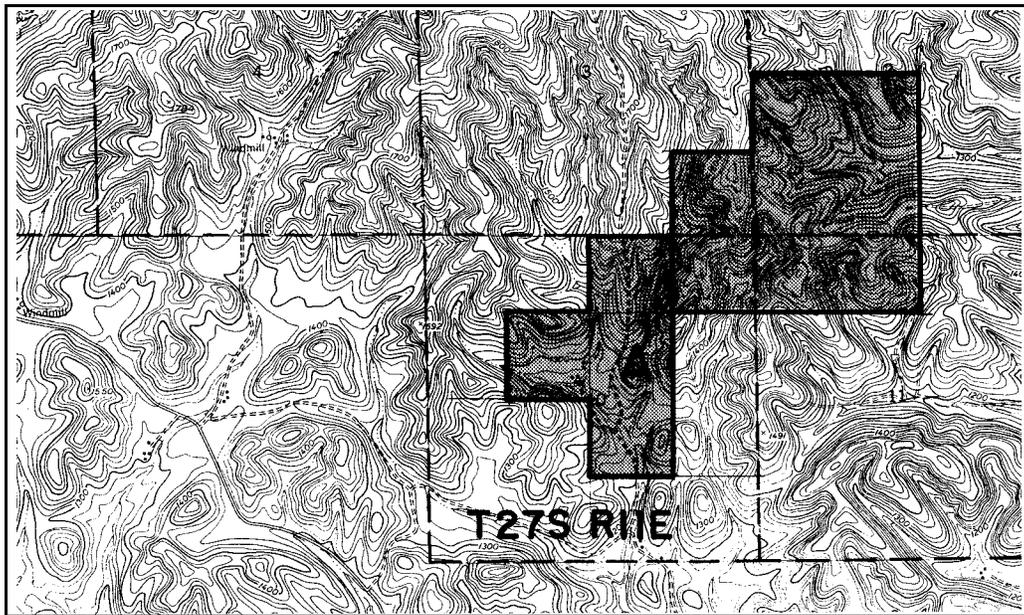


Figure 92-3 - 1996 Assessor Parcel Numbers 026-341-027, 042, 044, and 045

- B. Minimum parcel size.** The minimum area for new parcels is 40 acres unless a larger parcel size is required by Chapter 22.22.
- C. Setback requirements.** Proposed dwellings shall be set back a minimum of 200 feet from the Agriculture land use category boundary adjacent to the north, south, and east sides of the sites.
- D. Site "A".** The following standards apply only to Site "A" as shown on Figure 92-3.
 - 1. Residential density.** Residential development shall be limited to one single-family dwelling on any lot of less than 80 acres, in addition to the existing historical single-family dwelling.

- a. If the historical single-family dwelling is destroyed, it shall not be replaced.
 - b. No additional or secondary dwellings are allowed on lots of less than 80 acres.
 - c. If new dwelling units are constructed (other than the four existing dwellings situated on the 160 acre parcel), the existing dwellings shall be demolished or otherwise brought into compliance with this Subsection and all other applicable provisions of this Title.
- 2. Fire safety.** Proposed land divisions shall be designed to incorporate the following fire safety standards:
- a. An interior loop road providing alternate access to the majority of the property;
 - b. Residential sprinkler systems installed within all new dwellings; and
 - c. Designation of new building sites on the map to minimize terrain disturbance and the need for tree removal. [Amended 2004, Ord. 3047]